



CITY OF SAUSALITO

420 Litho Street • Sausalito, California 94965
Telephone: (415) 289-4128
Fax: (415) 339-2256
www.ci.sausalito.ca.us

VIA ELECTRONIC MAIL

October 14, 2016

MTC and ABAG Board
375 Beale Street, Suite 800
San Francisco, CA 94105

Dear MTC and ABAG Board,

Thank you for the opportunity to comment on the Plan Bay Area 2040 Draft Preferred Scenario. The City of Sausalito appreciates your seeking our local input. We do not agree with Sausalito's projected forecast numbers for households and employment, and respectfully request that further modification be done to revise these forecast numbers to reflect our experience and realistically possible growth prior to consideration of the Final Preferred Scenario.

We reviewed the Draft Preferred Scenario and its methodology. We understand that these projections stem from distributing ABAG's economic and demographic forecasts through use of UrbanSim, a regional land use model, and consideration of local plans (General and Specific Plans) and zoning.

The Draft Preferred Scenario lists Sausalito's household number for base year 2010 is 4,150, and the forecast number for year 2040 is 4,500 – 350 new households; the employment number for base year 2010 is 5,200, and the forecast number for year 2040 is 5,800 – 600 new jobs. These forecast numbers are aggressively high and should be reduced based on these factors:

- Sausalito's population of 7,156 (year 2015) has shown an overall decrease from the last three decades, and has been no greater than 7,300 since 1980, according to US Census figures. This population trend decrease is not consistent with the projected 350 new households (with an average of 1.71 persons per household in Sausalito) by year 2040.
- The description of the methodology for the housing and employment forecasts states that local plans (General, Specific Plans) and/or local zoning were considered. We do not believe that the development density (FAR, allowable intensity) limits as prescribed in the City's General Plan, Marinship Specific Plan, and zoning were factored into the employment projections, nor will they accommodate this level of development. While

the City has existing commercial, office, and industrial building development potential, the density (specifically FAR, building coverage, and height) restrictions for any new development in Sausalito's commercial and industrial land use areas do not support the very high projected 600 new jobs by the year 2040.

- The City has recently conveyed over two acres of open space for conservation purposes (conservation easement) that will ensure that the land be maintained as natural open space in perpetuity (APN 64-321-01). The residential land use designation/zoning will be amended as open space designation/zoning . This land area should be removed from the UrbanSim land use modeling and the household projections adjusted (reduced) to reflect this change.
- Sausalito maintains strong historic preservation policies, and has an established Historic Overlay Zoning District that encompasses the entire downtown commercial area as this area represents Sausalito's early town development. Strict rules apply to redevelopment of these historic buildings and its setting. We do not believe that the employment projections factor the development limitations within this commercial land use/zoning district overlay area.
- Sausalito is not designated as a PDA (Priority Development Area). However, we are concerned that the high forecast numbers distributed for Sausalito could be an error of the land use modeling because of Sausalito's adjacency to the neighboring community of Marin City, which is located in the jurisdiction of the County of Marin and is identified as a PDA (Priority Development Area). We request that these jurisdictional boundaries be closely examined and adjusted as necessary prior to consideration of the Final Preferred Scenario.
- There is a lack of rationale for the forecast numbers distributed to Sausalito when compared to other cities in Marin County. For example, a comparable town of Tiburon, in terms of size (square miles) and population has a forecast of 50 new jobs by 2040, yet Sausalito has a forecast of 600 new jobs by 2040. Mill Valley is double the size (square miles) and population of Sausalito and is forecasted to have the same 600 new jobs by 2040.

*To: MTC/ABAG Board
Date: October 14, 2016
Page 3 of 3*

Please consider the above factors and adjust (reduce) the households and employment forecast projections for Sausalito prior to consideration of the Final Preferred Scenario.

Sincerely,



Danny Castro
Community Development Director
City of Sausalito

cc:
Jill Hoffman, Mayor
City Council
Adam Politzer, City Manager
Mary A. Wagner, City Attorney